



Entered on Docket  
February 25, 2010

Hon. Linda B. Riegle  
United States Bankruptcy Judge

7 **WILDE & ASSOCIATES**

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15 and

16 MARK S. BOSCO, ESQ.  
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22 HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation,  
23 Mortgage Asset-Backed Pass-Through Certificates Series 2007-PA2  
24 09-75129

18 **UNITED STATES BANKRUPTCY COURT**  
19 **DISTRICT OF NEVADA**

21 In Re:

22 Tan Y. Mar and Milagros Mar

23  
24 Debtors.

BK-09-22331-lbr

Date: 2/17/10  
Time: 10:30am

Chapter 13

25 **ORDER VACATING AUTOMATIC STAY**  
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1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the  
2 above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to  
3 Secured Creditor HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities  
4 Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-PA2, its assignees and/or  
5 successors in interest, of the subject property, generally described as 9573 Orca Street, Las Vegas, NV  
6 89123, and legally described as follows:  
7

8 Lot fifty five (55) in Block one (1) of PACIFIC RICHMAR RANCH, as shown by Map thereof  
9 on file in Book 77 of plats page 86 in the office of the County Recorder of Clark County  
Nevada.

10 IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall give  
11 Debtors at least 7 business days' notice of the time, place and date of sale.

12 IT IS FURTHER ORDERED, ADJUDGED and DECREED that no sale shall occur prior to 30  
13 days after the entrance of this order.

14 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Secured Creditor hereby  
15 withdraws its secured Proof of Claim filed in this matter. The Secured Creditor shall notify the Trustee of  
16 the completion of the foreclosure sale. If applicable, Secured Creditor may thereafter amend its secured  
17 Proof of Claim to an unsecured Proof of Claim no later than forty-five (45) days after the foreclosure sale.  
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1 IT IS FURTHER ORDERED that in the event a Notice of Default was recorded against this  
2 particular property prior to July 1, 2009, the Debtor(s) can promptly submit a copy of this Order to the  
3 State of Nevada, Foreclosure Mediation Program and the Order will be construed as an agreement  
4 between the Secured Creditor and Debtor(s) that they have voluntarily agreed to a mediation under the  
5 Nevada State Foreclosure Mediation Program pursuant to Rule 6 of said program. The necessary  
6 information can be accessed at "http://www.nevadajudiciary.us/".

7

8 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

9 Submitted by:

10 ~~WILDE & ASSOCIATES~~

11 By

12 ~~GREGORY L. WILDE, ESQ.~~

13 Attorney for Secured Creditor  
14 208 South Jones Boulevard  
15 Las Vegas, Nevada 89107

16 APPROVED / DISAPPROVED

17 \_\_\_\_\_  
18 Elizabeth R. Deflyer

19 1020 Garces Ave.

20 Las Vegas, NV 89101

21 Attorney for Debtor(s)

22 APPROVED / DISAPPROVED

23 \_\_\_\_\_  
24 Rick A. Yarnall

25 701 Bridger Avenue #820

26 Las Vegas, NV 89101

Chapter 13 Trustee

1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2 \_\_\_\_\_ The court waived the requirements of LR 9021.

3 \_\_\_\_\_ No parties appeared or filed written objections, and there is no trustee appointed in the case.

4 \_\_\_\_\_ No parties appeared or filed written objections, and the trustee is the movant.

5 x This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a  
copy of this proposed order to all counsel who appeared at the hearing, and any trustee  
appointed in this case, any unrepresented parties who appeared at the hearing, and each has  
approved or disapproved the order, or failed to respond, as indicated below:

6 Debtor's counsel:

7 \_\_\_\_\_ approved the form of this order \_\_\_\_\_ disapproved the form of this order

8 \_\_\_\_\_ waived the right to review the order and/or x failed to respond to the document

9 \_\_\_\_\_ appeared at the hearing, waived the right to review the order

10 \_\_\_\_\_ matter unopposed, did not appear at the hearing, waived the right to review the order

11 Trustee:

12 \_\_\_\_\_ approved the form of this order \_\_\_\_\_ disapproved the form of this order

13 \_\_\_\_\_ waived the right to review the order and/or x failed to respond to the document

14 \_\_\_\_\_ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all  
counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented  
parties who appeared at the hearing, and each has approved or disapproved the order, or failed to  
respond, as indicated below.

15 Debtor's counsel:

16 \_\_\_\_\_ approved the form of this order \_\_\_\_\_ disapproved the form of this order

17 \_\_\_\_\_ waived the right to review the order and/or x failed to respond to the document

18 \_\_\_\_\_ appeared at the hearing, waived the right to review the order

19 \_\_\_\_\_ matter unopposed, did not appear at the hearing, waived the right to review the order

20 Trustee:

21 \_\_\_\_\_ approved the form of this order \_\_\_\_\_ disapproved the form of this order

22 \_\_\_\_\_ waived the right to review the order and/or x failed to respond to the document

23 \_\_\_\_\_ I certify that I have served a copy of this order with the motion, and no parties appeared or filed  
written objection.

24 Submitted by:

25 /s/ Gregory L. Wilde, Esq.

26 Gregory L. Wilde, Esq.

Attorney for Secured Creditor